

## A. Project Information

|                        |                                 |                            |
|------------------------|---------------------------------|----------------------------|
| Review Date:           | 07-Jul-24                       | Official Plan Designation: |
| Municipal Address(es): | 6165 THUNDER ROAD               | Legal Description:         |
| Scope of work          | Zoning Compliance for Site Plan |                            |
| Existing Zoning Code:  | RC Rural Commercial             | By-Law Number:             |
| Schedule 1/1A Area:    | Area D Rural                    | Overlays Applicable:       |

## B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different to the

| Proposed Zone/Subzone (Zoning By-law Amendments only): |                                                                           |             |
|--------------------------------------------------------|---------------------------------------------------------------------------|-------------|
| Zoning Provisions                                      | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposed    |
| Principal Land Use                                     | Warehouse                                                                 | Warehou     |
| Lot Width                                              | 30 m                                                                      | 65.65m      |
| Lot Area                                               | 4000 square metres                                                        | 16,480.59 s |
| Front Yard Set Back                                    | 10 m                                                                      | 22.18 m     |
| Corner Side Yard Setback                               | 6 m                                                                       | 15 m        |
| Interior Side Yard Setback                             | 3 m                                                                       | 21.32 m     |
| Rear Yard Setback                                      | 10 m                                                                      | 25.36 m     |
| Lot Coverage Floor Space Index (F.S.I.)                | Max 25%                                                                   | 22%         |
| Building Height                                        | 11 m                                                                      | 11 m        |
| Accessory Buildings Section 55                         |                                                                           |             |
| Projections into Height Limit Section 64               |                                                                           |             |
| Projections into Required Yards Section 65             |                                                                           |             |

|                                                    |                                                                                                                                                                                                                                               |                                      |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Required Parking Spaces Section 101 and 103</b> | 95% Warehouse/5% Office - Warehouse requires .8 per 100 m2 of GFA (28 spaces) \ Office (4 spaces) requires 2.4 spaces per 100 m2 of GFA - Building 2796 sq.m.   Accessible Parking (20-99 spaces in parking lot) requires 1 - total 33 spaces | 38 regular parking<br>2 accessible s |
| <b>Visitor Parking Spaces Section 102</b>          |                                                                                                                                                                                                                                               |                                      |
| <b>Size of Space Section 105 and 106</b>           | 2.6m wide   5.2m long                                                                                                                                                                                                                         | 2.6m wide   5.2                      |
| <b>Driveway Width Section 107</b>                  | 6.0 metres (Min)                                                                                                                                                                                                                              | 10 and 8 m                           |
| <b>Aisle Width Section 107</b>                     | 6.0 metres                                                                                                                                                                                                                                    | 6.0 metre                            |
| <b>Location of Parking Section 109</b>             |                                                                                                                                                                                                                                               |                                      |
| <b>Refuse Collection Section 110</b>               |                                                                                                                                                                                                                                               |                                      |
| <b>Bicycle Parking Rates Section 111</b>           |                                                                                                                                                                                                                                               |                                      |
| <b>Amenity Space Section 137</b>                   |                                                                                                                                                                                                                                               |                                      |
| <b>Other applicable relevant Provision(s)</b>      | MTO Setback from Abutting Property Line - 14 m                                                                                                                                                                                                | 14 m                                 |

Rural Countryside

PART OF LOT 1 CONCESSION 9 (OTTAWA FRONT) PART 1 PLAN 5R-11663  
PIN 04324-0163

250-2008

han existing

| al    | Complaint (Y/N) |
|-------|-----------------|
| se    | Yes             |
| 1     | Yes             |
| q. m. | Yes             |
| 1     | Yes             |
|       | Yes             |
| 1     | Yes             |
| 1     | Yes             |
|       | Yes             |
|       | Yes             |
|       |                 |
|       |                 |
|       |                 |

|                      |     |
|----------------------|-----|
| g spaces  <br>spaces | Yes |
|                      |     |
| 2m long              | Yes |
| etres                | Yes |
| es                   | Yes |
|                      |     |
|                      |     |
|                      |     |
|                      |     |
|                      | Yes |